



£1,500 Per Calendar Month

Mabey Close, Gosport PO12 2AX

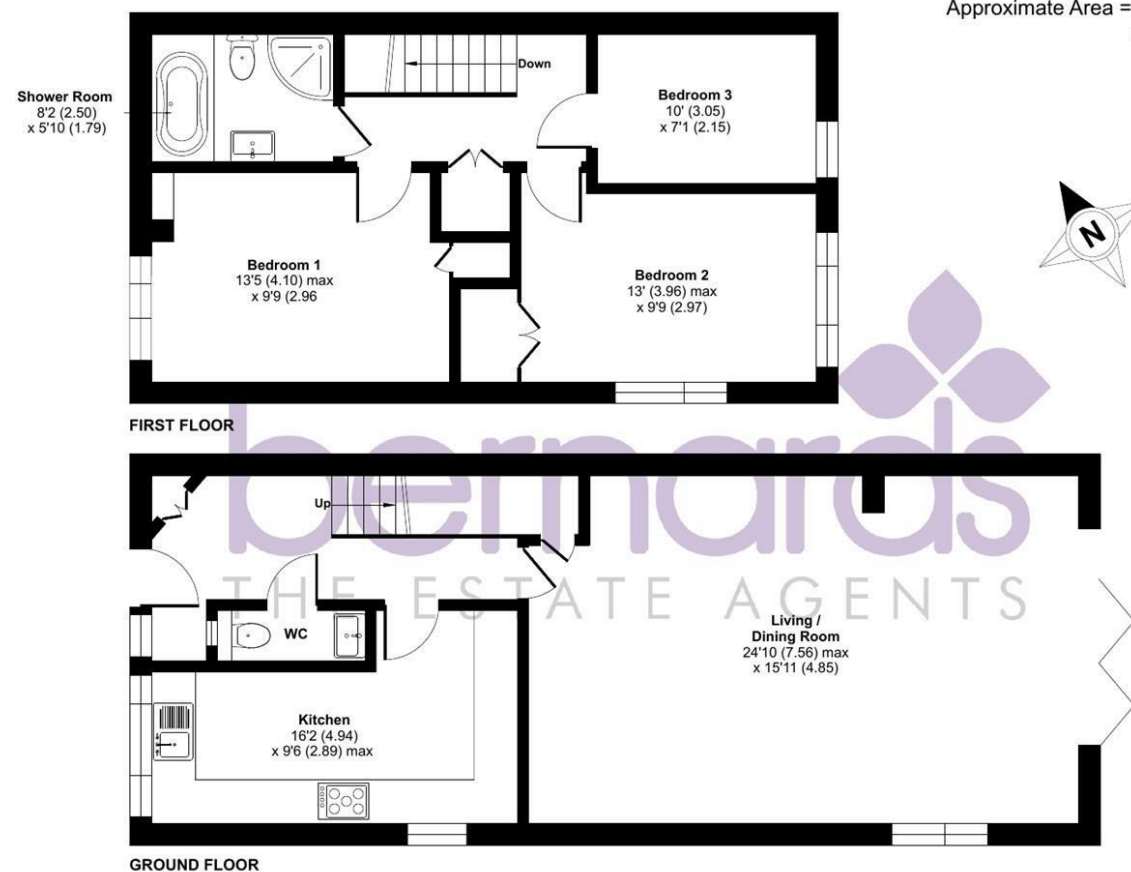
bernards
THE ESTATE AGENTS



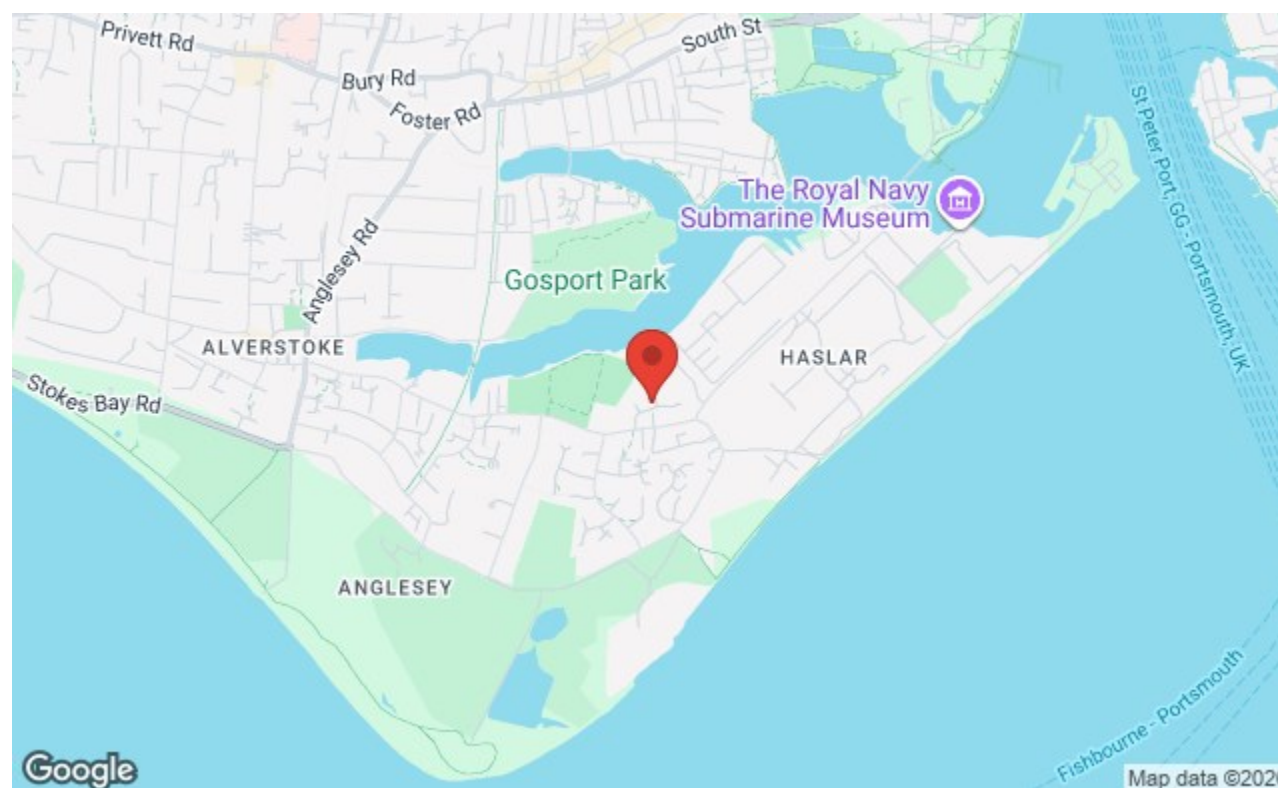
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Approximate Area = 1124 sq ft / 104.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichicom 2026. Produced for Bernards Estate and Letting Agents Ltd. REF: 1422267



3 bedrooms, 1 bathroom, 2 living areas

HIGHLIGHTS

- EXTENDED 3 BEDROOM FAMILY HOME
- CUL-DE-SAC LOCATION
- AVAILABLE START OF MAY
- ON ROAD PARKING
- LOUNGE/DINER WITH BIFOLD DOORS
- BATH WITH SEPERATE SHOWER
- AMPLE STORAGE THROUGHOUT
- DOWNSTAIRS W/C
- THREE WELL PROPORTIONED BEDROOMS
- EPC RATING C

Available from 1st May, this beautifully extended three-bedroom end-terraced family home in the heart of Alverstone combines style, comfort, and practicality.

The ground floor boasts a convenient downstairs WC, a modern kitchen with a breakfast bar perfect for casual dining, and a spacious lounge/diner with bifolding doors that seamlessly open onto a sunny garden, complete with a delightful summer house.

The property offers on-road parking, gas central heating, and double glazing throughout. Upstairs, three well-proportioned bedrooms with built-in storage share a stylish four-piece bathroom, including a bath, shower, sink, and WC.

Situated close to Alverstone Village, Stokes Bay Beach, local schools and a host of amenities, this home is available either furnished or unfurnished to suit your needs.

Call today to arrange a viewing

02392 004660

www.bernardsestates.co.uk



PROPERTY INFORMATION

TENANT FEES

Tenant Fees Act 2019

As well as paying the rent, you may also be required to make the following permitted payments.

For properties in England, the Tenant Fees Act 2019 means that in addition to rent, lettings agents can only charge tenants (or anyone acting on the tenant's behalf) the following permitted payments:

- Holding deposits (a maximum of 1 week's rent);
- Deposits (a maximum deposit of 5 weeks' rent for annual rent below £50,000, or 6 weeks' rent for annual rental of £50,000 and above);
- Payments to change a tenancy agreement eg. change of sharer (capped at £50 or, if higher, any reasonable costs);
- Payments associated with early termination of a tenancy (capped at the landlord's loss or the agent's reasonably incurred costs);
- Where required, utilities (electricity, gas or other fuel, water, sewerage), communication services (telephone, internet, cable/satellite television), TV licence;
- Council tax (payable to the

billing authority);

- Interest payments for the late payment of rent (up to 3 % above Bank of England's annual percentage rate);

- Reasonable costs for replacement of lost keys or other security devices;

- Contractual damages in the event of the tenant's default of a tenancy agreement; and

- Any other permitted payments under the Tenant Fees Act 2019 and regulations applicable at the relevant time.

RIGHT TO RENT

Each applicant will be subject to the right to rent checks. This is a government requirement since February 2016. We are required to check and take a copy of the original version of acceptable documentation in order to adhere to the Right to rent checks. This will be carried out at referencing stage. Please speak to a member of staff for acceptable Identification.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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